

MARLBORO COUNTY COUNCIL  
MARLBORO COUNTY CONFERENCE ROOM

“SPECIAL CALLED MEETING”

TUESDAY, APRIL 3, 2007

6 PM

CHAIRMAN	JEAN WALLACE MCLEAN
VICE-CHAIR	MICKEY ROGERS
ADMINISTRATOR	CECIL KIMREY
COUNTY ATTORNEY	DONNIE MCDONALD

COUNCIL:

JEAN MCLEAN,	JEFF QUICK,
MICKEY ROGERS,	CORRIE H. PLATO,
DR. CAROLYN PRINCE,	KEN ALLEN,
STEVE BLACKMON, AND	ANTHONY WOODS

\* ABSENT

INVOCATION – Ms. Jean Wallace McLean, Chair

DISCUSSION OF TRIPLE CANOPY PROJECT

Mr. Butch Mills, Economic Development Director was asked to address Council. He advised a meeting was held Friday morning, March 30, 2007 with Triple Canopy representatives, the County Administrator and Council Members Quick and McLean. The meeting was called because Triple Canopy Officials were uncomfortable because they did not know whether Marlboro County would be able to provide the infrastructure which was needed for their property. The S.C. Department of Commerce had advised Triple C they would have to provide upfront expenditures of \$20,000,000 (twenty million dollars) above the cost of land acquisition on the project before the S.C. Department of Commerce would provide any type funding for the project, then the S.C. Department of Commerce would reimburse them. Mr. Mills advised that the Triple Canopy officials were insulted by the offer, ceased all work on the project, and were considering backing away from Marlboro

County to consider an offer to locate its facility in Rockingham. After discussing with them everything Marlboro County had done to help them, County Officials advised Triple Canopy Officials that Marlboro County would stand behind their promises to them. They liked the idea that everyone was pulling together. Triple Canopy Officials committed that if Marlboro County will provide to them in writing of what and when, they in turn will commit to Marlboro County and start back up with operations. Marlboro County Officials at the meeting promised to somehow handle their sewage, to have water provided to them (drinkable & fire protection) within a certain time limit, to improve Hatcher Hill Road, improve the entrance way and turn lanes at Hatcher Hill & Billy Wallace, also turn lanes at Highway 1 and Billy Wallace Roads. Mr. Mills advised he has had further conversations with Triple Canopy Officials since March 30<sup>th</sup> and has been advised that they have turned down the Rockingham offer. Mr. Mills advised he has spoken with both Senator. Leatherman's office and Congressman Spratt's office for assistance.

Mr. Mills stated this project will probably be more important than some of the industries that have come into the county because of it's far reaching effects. The government is not going to run out of money, they will be here for a long time. Other businesses are contacting him about the possibility of relocating to Marlboro County. Triple Canopy has started working on the site again.

Mr. Hubbard McDonald, County Attorney was asked to discuss possible financing. He stated that the S.C. Department of Commerce will not do anything except what has been said about reimbursement. He has been talking with Mr. Ben Ziegler of Haynsworth Sinkler Boyd about possible options. They have discussed some type of lease purchase bond, which will be complex. He has spoken with a bank who is willing to finance. It has been discussed the possibility to pay the money back every year using railroad funds. Mr. McDonald advised they are trying to find the funding without any help from the S.C. Department of Commerce or federal funds.

Mr. Butch Mills advised he has also checked into other sources and has probable support from: S.C. Budget & Control Board up to \$300,000, EDA on another request of between \$800,000 - \$900,000, and the local transportation committee for ¼ million to \$400,000 with promises in the \$1,500,000 range for a project of possibly \$3,500,000 to \$3,750,000. He stated that if Marlboro County could issue a bond to cover all of it, as monies come in they can go toward something not yet spent or reimburse for something already spent. Marlboro County would have to pay some of the funds as our match for EDA funds, which require a match. Mr. Mills stated that hope is that when all is said and done, hopefully we will only have \$500,000 of Marlboro County's money invested in the project.

He advised the only thing Triple Canopy Officials will accept is a proposal in black & white. A possible proposal written by Mr. Phil Goff, Pee Dee Regional Council of Governments was distributed to Council to consider. Mr. Goff was present to answer any question Council may have had. It was questioned whether Mr. Hubbard McDonald, County Attorney was comfortable with the proposal. He advised he had no problems with it. Dr. Carolyn Prince questioned whether any of the other sources were in writing. Mr. Mills

advised they were grants, etc., normal sources available to counties which have not been stopped by the current legislation.

Council proposed a commitment letter to Triple Canopy with a commitment from them in return. Mr. Cecil Kimrey, County Administrator made a suggestion for one change on page two item b of the proposal to read The service will be by means of a publicly-owned sewer pump station and force main to the Wallace Community and ultimately to the Town of Cheraw or other alternate sources of treatment of wastes as selected by Marlboro County.

**Motion made by Mr. Ken Allen, seconded by Mr. Steve Blackmon to authorize the administrator to send the proposed commitment letter to Triple Canopy with the change on page as suggested by the Administrator. Vote in favor. Unanimous. Motion carried.**

#### EXECUTIVE SESSION

**Motion made by Mr. Steve Blackmon, seconded by Mr. Jeff Quick to enter executive session to discuss a legal issue concerning the Spec Building. Vote in favor. Unanimous. Motion carried**

**Motion made by Mr. Jeff Quick, seconded by Mr. Anthony Woods to re-enter open session. Vote in favor. Unanimous. Motion Carried.**

Ms. Jean Wallace McLean, Chair advised no decisions had been made, no votes had been taken.

#### DISCUSSION OF MARLBORO COUNTY SPEC BUILDING

Mr. Steve Blackmon recommended putting bids out again. All Council members were in agreement. Council requested that Mr. Mills advise the City of Bennettsville of their decision. Mr. Mills advised he would notify the City of the original offer, of the County's wishes, and that the County is asking for a counter offer.

#### ADJOURNMENT

There was no further discussion. The meeting was adjourned.

(SEAL)

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JEAN WALLACE MCLEAN, CHAIR  
MARLBORO COUNTY COUNCIL

ATTEST:

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SUSAN E. RIVERS, CLERK  
MARLBORO COUNTY COUNCIL

Date Adopted: May 10, 2007